This instrument was prepared by:
Lauren E. Hirt, Esq.
Kutak Rock LLP
1801 California Street, Suite 3000
Denver, CO 80202
Telephone Number: (303) 297-2400

After recording mail to:
GB Plaza, LLC
14039 Sherman Way, Ste. 206
Los Angeles, CA 91405

Karen Johnson Davidson County
Batch# 418945 DEEDWARRSP
06/18/2020 10:35:30 AM 6 pgs
Fees: $33.00 Taxes: $18,080.05
20200618-0064031

FIRST AMERICAN TITLE

SPECIAL WARRANTY DEED
(Tennessee)

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GB Plaza, LLC 14039 Sherman Way, Ste. 206 Los Angeles, CA 91405	DW Restaurant Holder, LLC c/o Hooters of America LLC 1815 The Exchange Atlanta, GA 30339 Attn: Legal Department Copy to: GB Plaza, LLC 14039 Sherman Way, Ste. 206 Los Angeles, CA 91405 Attn: Manager	09302401500

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **STORE MASTER FUNDING II, LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to **GB PLAZA, LLC**, a Delaware limited liability company, and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real property, together with the improvements thereon, the fixtures affixed thereto, and all appurtenances and hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 184 Second Avenue, Nashville, Tennessee.

Said property is conveyed subject to matters of record, including but not limited to applicable zoning and building regulations, all easements, restrictions and limitations of record.

Grantor covenants that it is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same. Grantor covenants and binds itself and its successors to warrant and forever defend the Grantee the title to said property against the lawful claims of all persons claiming through or under Grantor, excluding claims arising out of the matters of record on the date of this deed, but no further or otherwise.

[Remainder of Page Left Blank Intentionally; Signature Page(s) to Follow]

IN WITNESS WHEREOF, Grantor executed this instrument as of this 2 day of June, 2020.

STORE MASTER FUNDING II, LLC,
a Delaware limited liability company

By: Angela Donahoe

Name: **Angela Donahoe**

Title: **Vice President**

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 21st day of May, 2020, within my jurisdiction, the within named Angela Donahoe, who acknowledged to me that he/she is the Vice President of STORE Master Funding II, LLC, a Delaware limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, has executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

WITNESS my hand, at office, this 21st day of May, 2020.

Angela DeBellis
Notary Public

My Commission Expires: 12-1-2022

OFFICIAL SEAL
ANGELA DEBELLIS
Notary Public - Arizona
MARICOPA COUNTY
Commission # 555509
My Commission Expires
DECEMBER 1, 2022

(SEAL)

STATE OF California)
) SS.
COUNTY OF Los Angeles)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $4,886,500.00.

GB PLAZA, LLC,
a Delaware limited liability company

By: _____

Name: Seth Bell

Title: Vice President

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1st day of June, 2020, within my jurisdiction, the within named Seth Bell, who acknowledged to me that he/she is the Vice President of GB Plaza, LLC, a Delaware limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, has executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

WITNESS my hand, at office, this 1st day of June, 2020.

_____
Notary Public

My Commission Expires: 10/12/23

(SEAL)

JONATHAN KHOURY
Notary Public - California
Los Angeles County
Commission # 2308538
My Comm. Expires Oct 12, 2023

EXHIBIT A

Legal Description

Street Address: 184 Second Avenue Nashville Tennessee 37201

Legal Description:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a parcel of land in Nashville, First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Church Street and Second Avenue North, being a part of Lot No. 12, as shown on the plan of the Original Town of Nashville, not of record, and being more particularly described as follows:

Beginning at the point of intersection of the southerly right-of-way line of Church Street and the easterly right-of-way line of Second Avenue North;

Thence, with said southerly right-of-way line N 62° 32' E, 103.00 feet to a point;

Thence, leaving said right-of-way line with a westerly line of property conveyed to Klaus Tschira et ux by deed of record in Book 8257, Page 754, R.O.D.C., S 27° 01' E, 59.07 feet to a point;

Thence, with a northerly line of said Tschira property, S 62° 32' W, 103.00 feet to a point in the easterly right-of-way line of Second Avenue North;

Thence, with said right-of-way line N 27° 01' W 59.07 feet to the point of beginning. Containing 6,084 square feet to 0.14 acre more or less.

The above description is prepared from a survey by Barge, Waggoner, Sumner and Cannon dated March 30, 1994 and revised April 25, 1994.

Being the same property conveyed to STORE MASTER FUNDING II, LLC., A Delaware limited liability company by Deed recorded as instrument no. 20121227-0119465 in the Register's Office for Davidson County, TN.

True Copy Certification

I, Nick Kallof, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Arizona

County of Maricopa

Personally appeared before me, Lauren Ogino, a notary public for this county and state, Nick Kallof who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/21/2022
Notary' Seal (if on paper)

LAUREN OGINO
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 547286
Expires May 21, 2022